



October 23, 2008

Margo Wheeler, Director
Planning and Development Department
City of Las Vegas
731 S. 4th Street
Las Vegas, NV 89131

RE: Justification Letter for a Special Use Permit for on-sale beer and wine
for Upper Crust Pizza on the NEC of Centennial and Durango APN -125-
20-801-002

Dear Ms. Wheeler:

On behalf of our client, Upper Crust Pizza, please accept this letter as justification for a Special Use Permit for on-site consumption of beer and wine in conjunction with a restaurant and a site plan review within this previously approved commercial center on the northeast corner of Centennial and Durango. The Site Development Plan Review (SDR-17735) was approved by the City Council on February 7, 2007. The center is in the process of being constructed.

We believe the request meets the following criteria for approval of a special use permit:

Approval Criteria of a Special Use Permit: Title 19.18.060 (L)

The following Determinations are to be made by the Planning Commission and City Council to approve a Special Use Permit:

- 1) The proposed use can be conducted in a manner that is harmonious and compatible with existing surrounding land uses and with future surrounding land uses as projected by the General Plan.

This site is designated SC-TC (Service Commercial) on the Town Center Future Land Use Map. This designation allows retail shopping centers; it is not unusual for a restaurant with on-site consumption of beer and wine to be located on a major intersection.

This proposal will provide another dining opportunity and service for residents of this area of the City. The size and scale is such that it is harmonious and compatible with the surrounding area.



SUP-31421
12/04/08 PC

A Planning & Development Services Corporation

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- 2) The subject is physically suitable for the type and intensity of land use being proposed.

The site is large enough to accommodate the proposed commercial center and a restaurant. There is adequate parking and access to accommodate the use.

- 3) Street or highway facilities providing access to the property are or will be adequate in size to meet the requirements of the proposed use.

Both Durango and Centennial are major arterials. Also, the site is in close proximity to I-215. Therefore, adequate access is being provided for the overall center and the proposed restaurant.

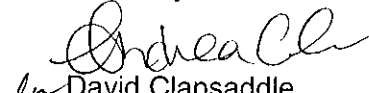
- 4) Approval of the Special Use Permit at the site in question will not be inconsistent with or compromise the public health, safety and welfare or the overall objectives of the General Plan.

This site is designated Service Commercial, where restaurants with on-site consumption of beer and wine are typically located.

The site plan, lease plan, and floor plan, showing there will be 45 dining seats in the restaurant are attached for your review. The site plan shows that the restaurant will not affect the conformance to the parking standards of the Code for the overall site. No changes are proposed to the overall design of the retail center.

If you have any questions or need additional information, please do not hesitate to contact our office. Thank you for your consideration.

Sincerely,


David Clapsaddle
Director of Planning

DWC:ac

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